

FIRST DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

July 13, 2021 at 4:04 PM

Quail Ridge Tennis Facility and on Zoom at Residences

Board Attendance – In Person - Jeff Tetenbaum, Kurt Edelbrock, Eugenia Hauber, Mike Tarleton, David Nielson, and John Mahoney. John Halley and Phil Caston on Zoom and Kent Kobakoff, Jim Turner and Steve Turner not present.

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, John Red-Horse, Betsy Wessler, David Buck, Tanya Urick, George Schaub, Pearl Snodgrass and Tommie(?).

Members in Person - Cardinal Rieger, Martha Grossman, Joe Storthz, Margret Chipman, Jean Schwartzkopf, Shellie Sullivan, Ellen Herbertson, Beth Marsh, Brenda Clark, Doris Breier, and Bob Zani.

Also on Zoom – Jonathan Rankin of Vaquero Ventures, representing O'Reilly Automotive Inc.

1. Treasurer's Report – John indicated there was \$3,607.55 in the account, no change from the last meeting's report.

2 June 1, 2021 Meeting Minutes – Approved by board vote.

3. TREV – Mike indicated that additional information has been submitted to the county. Once the county determines that all information needed has been submitted and deems it complete, we will then be in position to share with the board and the neighborhood. Discussion followed on whether or not a realtor has the ability to offer information about zoning to a prospective buyer when Jean indicated she was not advised about the TREV project before she bought her home.

4. O'Reilly Auto – Jonathan Rankin discussed O'Reilly's plan for an auto parts store in ULCNA. They would like to build a store on an area less than one acre (.085) on the Bostian lot at the corner of 522 and 150. Jonathan indicated the store would be 7,000 sq. ft., pueblo style, and that they realize that a variance and an SUP will be required. They intend to share a road easement with the Bostian property and would look into using the entrance into Randalls to avoid another entrance off of 150. O'Reilly does not

permit repairs in their parking areas but does permit minor items such as battery and wiper replacements to be done on site. Hours are usually 7AM to 10PM but he indicated that they would be worked to fit within the neighborhood restrictions, same with lighting and signage. The indication is that this will be a corporate store, not franchisee owned. The plan is to operate for 15 years with 3 five year options thereafter. Vaqueros would be the construction contractor. Although Vaqueros represents a number of large companies nationally, such as Starbucks and Dollar General, they only represent DG in Texas.

5. Dark Skies Committee – No activity since the June meeting. The focus is expected to be on both new building and on lighting that is currently in violation of county and neighborhood restrictions. There was no discussion about enforcement.

6. Roaming Dogs – An additional complaint came to the ULCNA email on the same dogs loose and threatening Mark Deaton, whose home is across the street from the dog's home. It was suggested that Mark report the incident to the sheriff. We thought Mark would be on the zoom call but he was not. We don't know whether or not Mark followed through on reporting the incident.

7. Thistles – Brenda brought in the weed and discussion of where it is and how to get rid of it proceeded. It shouldn't be cut and left on the ground because it would spread as the seeds are numerous. It is best to pull them out early and dig them out after they go to seed, bag them and take them to the dump. It was suggested that white vinegar kills them. We discussed drafting a letter to both individual owners and to have it placed on the website. Also, to possibly relay the information to owners outside of the neighborhood.

8. Next meeting is scheduled for August 3rd.

9. Meeting was adjourned at 5:08PM